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**Z-2469**  
**NRP PROPERTIES, LLC**  
**NB to R3**

**STAFF REPORT**  
**September 15, 2011**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, with consent from the owner, is requesting rezoning of 3.31 acres (proposed Lot 2A of Swan Holdings Minor Subdivision, Phase 2), located on the north side of Amelia Avenue, ¼ mile east of Creasy Lane in Lafayette, Fairfield 35 (NE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

In 1995, this site was part of a rezone from R3 to the defunct LB zone (Local Business) and transitioned to the present-day NB (Neighborhood Business) in 1998 when the zoning ordinance was replaced by our current Unified Zoning Ordinance (UZO). The two lots on the west are also zoned NB. Farther west and south (across Amelia Avenue) is GB zoning. Land farther south is in two planned developments zoned PDRS and PDMX. Properties abutting on the north and east are part of a large R3 zone.

**AREA LAND USE PATTERNS:**

The site is currently vacant, however there is apparently a 54-unit seniors apartment building proposed for this 3.3 acre lot. Burberry Place Apartments are adjacent to the north; Crosspointe Apartments are to the east and southeast. Unity Medical Center is located to the southwest and a couple of commercial buildings exist to the west toward Creasy. Due south is the residential planned development Cross Creek Lakes.

**TRAFFIC AND TRANSPORTATION:**

The *Thoroughfare Plan* classifies Amelia Avenue as an urban local road.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Sanitary sewer laterals are already in place and a water main exists on the north side of Amelia Avenue. No new public improvements will be necessary. Drainage plans will be reviewed and approved by the city during the Improvement Location Permit approval process.

**STAFF COMMENTS:**

With the existing multi-family developments to the north and east, plus the condominiums to the south, staff feels this expansion of the R3 zoning is a natural residential infill proposal. If rezoned, one apartment building can be built on this proposed lot, which must be recorded as approved. If more than one apartment building is planned, the developer will need to resubmit for approval through the multi-family subdivision process.

**STAFF RECOMMENDATION:**

Approval